

HOME  TRUTHS



The Hawthorns, Ecclestone

PR7 5QW





Occupying a generous corner plot in a highly sought-after village location, this spacious extended semi-detached property offers over 1,500 square feet of flexible accommodation, along with ample parking and delightful south-facing gardens—making it an ideal family home.

Stroll through the attractive front garden to the main entrance and step into the welcoming hallway. From there, access the comfortable living room, complete with a gas fire set within a stone hearth, creating a warm and inviting atmosphere.

Leading off is the well-proportioned dining room, positioned adjacent to the kitchen, which comprises a range of wall and base units with double electric oven and grill and dishwasher. A separate utility room provides additional storage along with space, power and plumbing for further appliances.

Completing the ground floor is the conservatory, overlooking the garden, and the snug, which offers excellent versatility and could easily serve as a fourth bedroom, ideal for multigenerational living. A ground floor shower room comprises mixer shower, wc and wash hand basin on vanity.

Externally, the property continues to impress with a private south-facing rear garden, featuring a large sun terrace, lawn bordered by mature planting and raised beds, and access to the detached garage with power and light. Beyond this sits the block-pavement driveway, providing parking for up to three vehicles.

Back inside, stairs rise to the first floor landing with ladder access to the boarded loft with light.

All three bedrooms benefit from built-in storage



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Versatile semi detached property
- 1500 square feet
- Corner plot
- Ample parking and garage
- Virtual tour
- Up to four bedrooms



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Coppull Branch

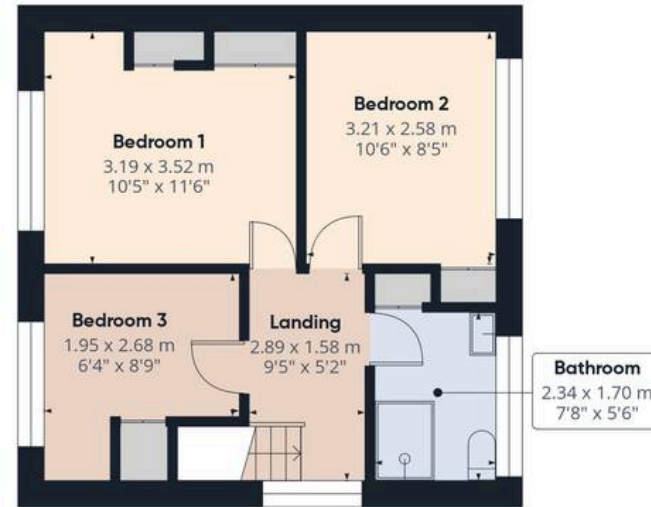
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

142.8 m<sup>2</sup>

1533 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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